

Recent Headlines

HOMELESSNESS: City, province open new housing complex in Vancouver

THE PROVINCE NOVEMBER 8, 2012



A homeless man beds down on Cordova Street in Vancouver.

Photograph by: Arlen Redekop , PNG



Recent Headlines



ECONOMY LAB

Vancouver remains second least-affordable market as measure improves slightly

TARA PERKINS - REAL ESTATE REPORTER

The Globe and Mail

Published Monday, Jan. 21 2013, 5:05 PM EST

Last updated Tuesday, Jan. 22 2013, 1:08 PM EST



Recent Headlines

2012 a record year for Vancouver rental housing

CBC News Posted: Jan 27, 2013 2:59 PM PT | Last Updated: Jan 27, 2013 6:28 PM PT



Vancouver's 1,000 new rental units approved in 2012 sets a record. (CBC)

Council Goals

1. End Street Homelessness by 2015
2. Increase affordable housing choices for all citizens



Housing & Homelessness Strategy 2012-2021

3 Strategic Directions



STRATEGIC
DIRECTION 1

Increase the supply of affordable housing



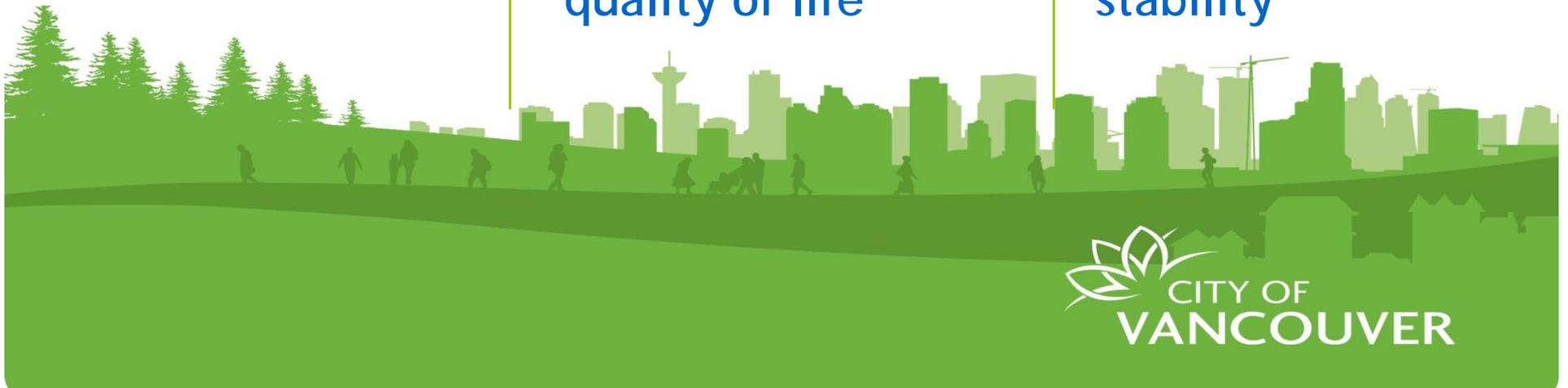
STRATEGIC
DIRECTION 2

Encourage a housing mix across all neighbourhoods that enhances quality of life



STRATEGIC
DIRECTION 3

Provide strong leadership and support partners to enhance housing stability



Future demand by 2041

Population - Increase of 110,000+

Jobs - Increase of 76,000+

Age - 21% of population will 65+

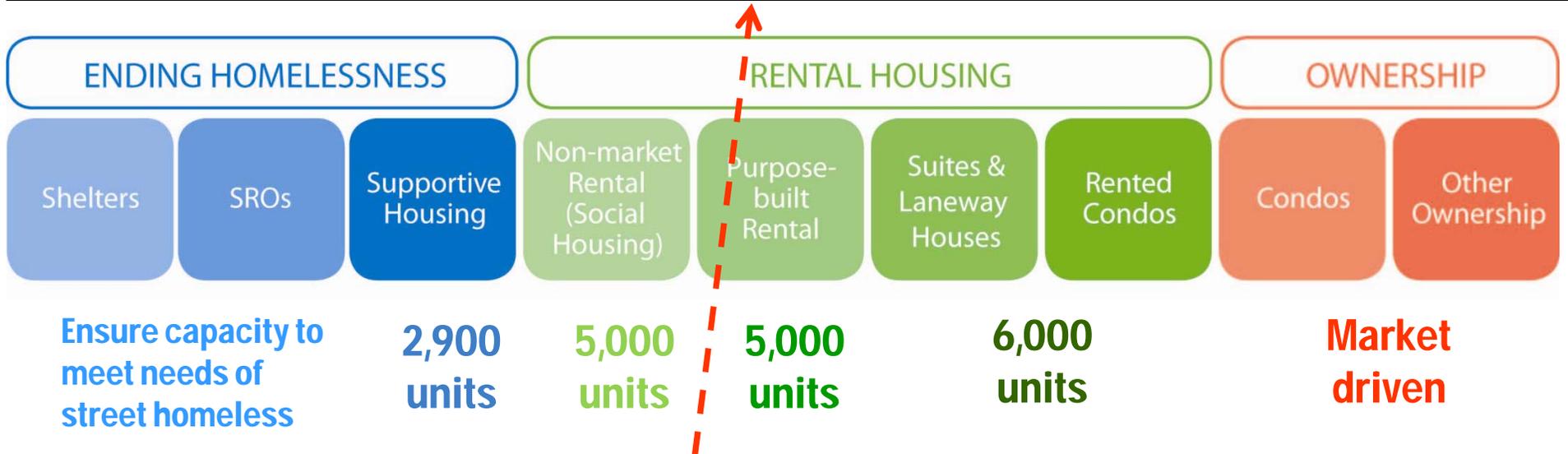




Housing & Homelessness Strategy 10 Year Targets - 2012-2021

Cost of Housing per Month (Singles)*

\$0 - \$375	\$375 - \$1075	\$1075 - \$1500	\$1500 +
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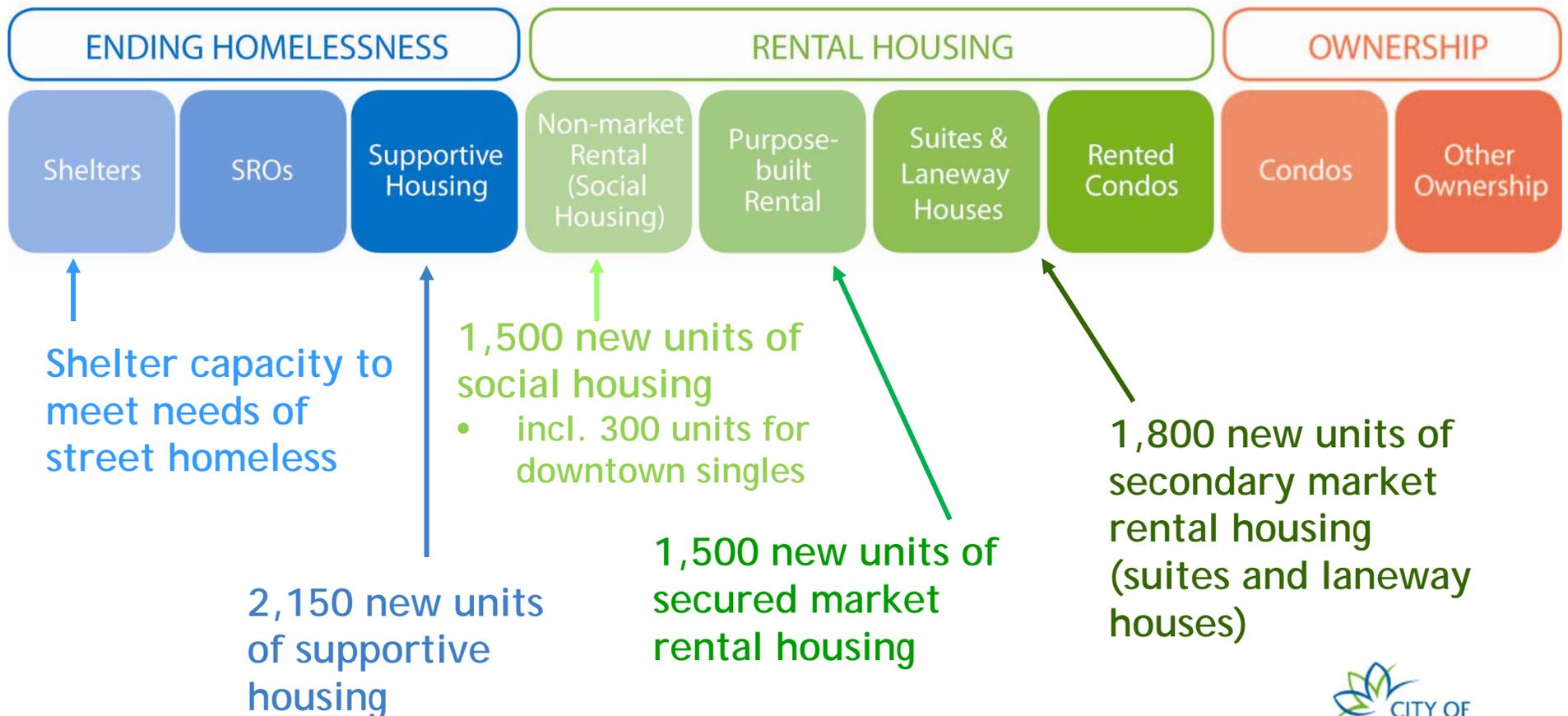
Average income available for housing (singles): \$975

*Sources: BC government shelter component of income assistance, CMHC 2012 Rental Market Report, 2006 census.



Housing & Homelessness Strategy 3 Year Targets - 2012-2014

Between 2012 and 2014 the City will enable:



Housing & Homelessness Strategy Report Card Structure

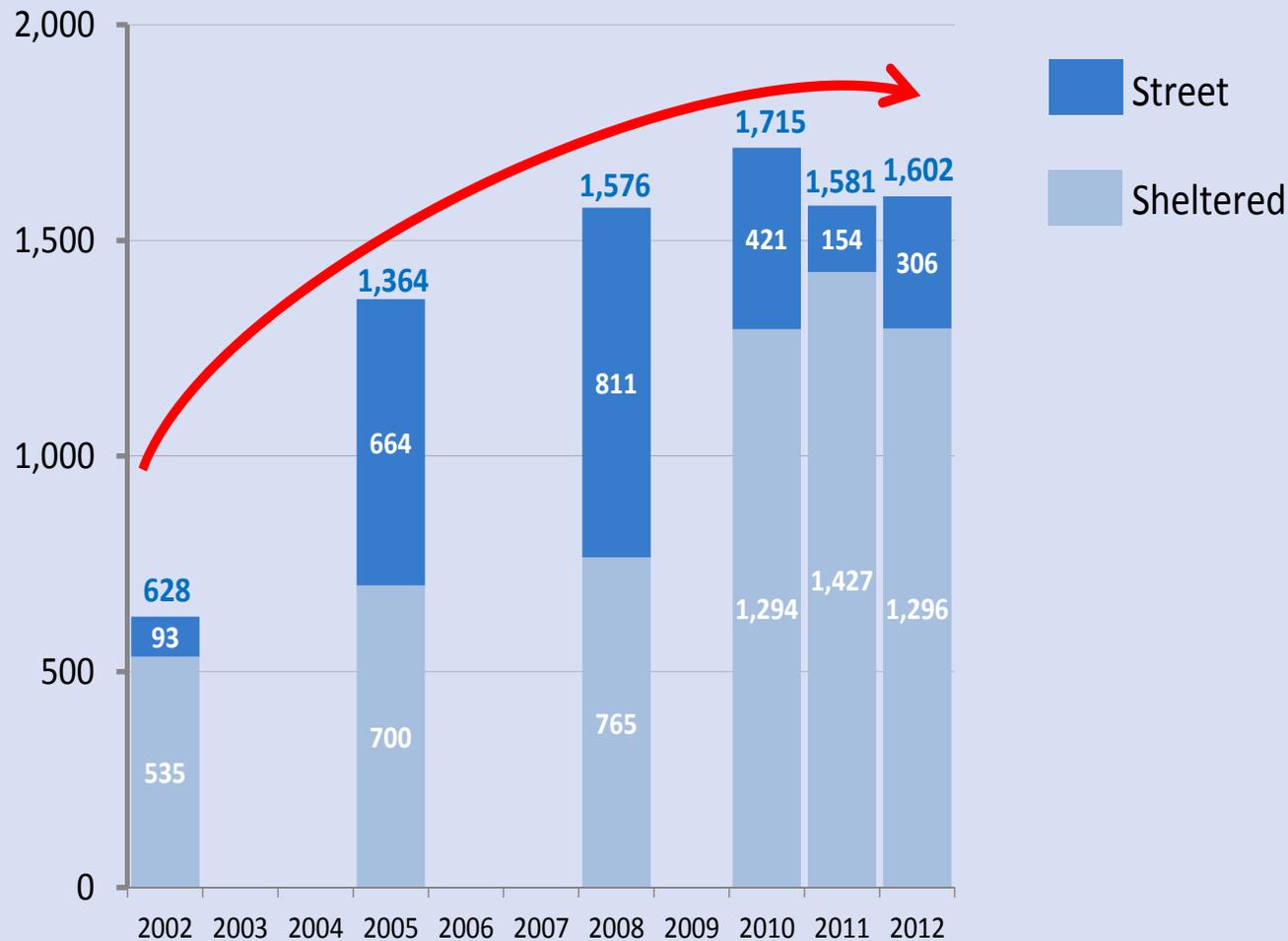
Indicators:	3 Year Targets:	Performance Measures:	
1. Street & Sheltered Homeless	Shelter capacity to meet needs of street homeless		Numbers
2. Supportive housing	2,150 units		Locations
3. Social housing	1,500 units		Actions Taken
4. Downtown singles non-market housing	300 Units		
5. Secured market rental	1,500 units		
6. Secondary market rental	1,800 units		

Indicator 1: Street & Sheltered Homeless





Numbers: Street & Sheltered Homeless



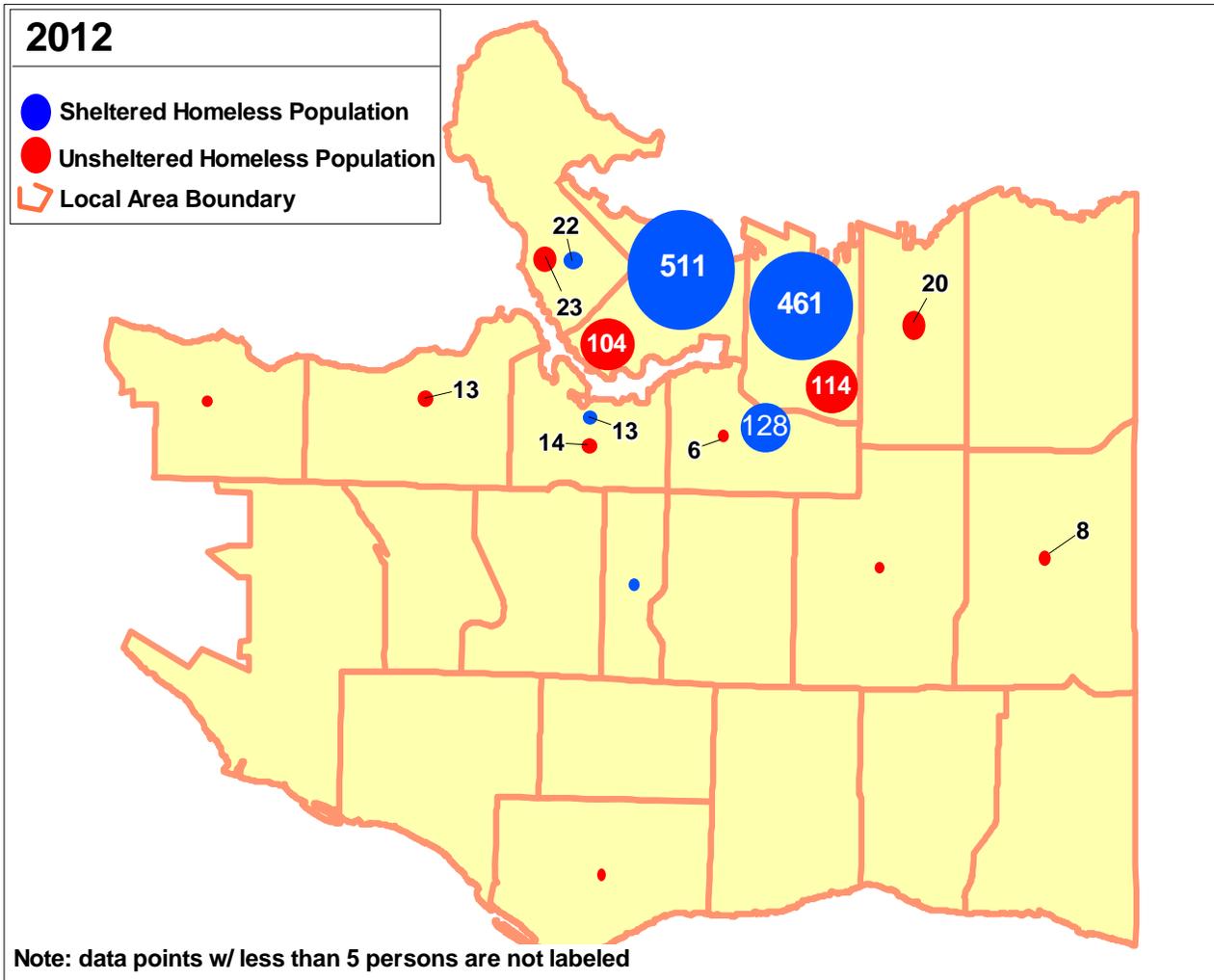
Street homeless
down 62% since
2008

Street homeless up
in 2012 due to 139
fewer shelter beds
from 2011

Homelessness is
stabilizing



Locations: Street & Sheltered Homeless



Shelter facilities located where there is greatest need

Street homeless found in many neighbourhoods



Actions Taken to End of 2012: Initiatives to End Street Homelessness

- 14-sites supportive housing coming on stream
 - 631 out of 1507 units open as of Dec 31, 2012
 - To date 38% of units (240) house street or sheltered homeless
 - Agreement with BCH that remaining units will be allocated: 50% street or sheltered homeless, 30% from SROs (backfilled by individuals on street or in shelters; 20% those at risk of homelessness





Actions Taken to End of 2012: Initiatives to End Street Homelessness

- 160 winter response beds open for winter 2012-2013
- Additional 100 interim housing units at 395 Kingsway - partnership with BC Housing - priority tenants: 50/30/20
- Rent bank established with Streethome, Network of Inner City Community Services Society (NICCSS), Vancouver Foundation and Van City to prevent homelessness
- 1 year extension of funding for housing component of 300 interim housing units (At Home Chez Soi)
- Continued to track homelessness with annual homeless count



Summary: Street & Sheltered Homeless

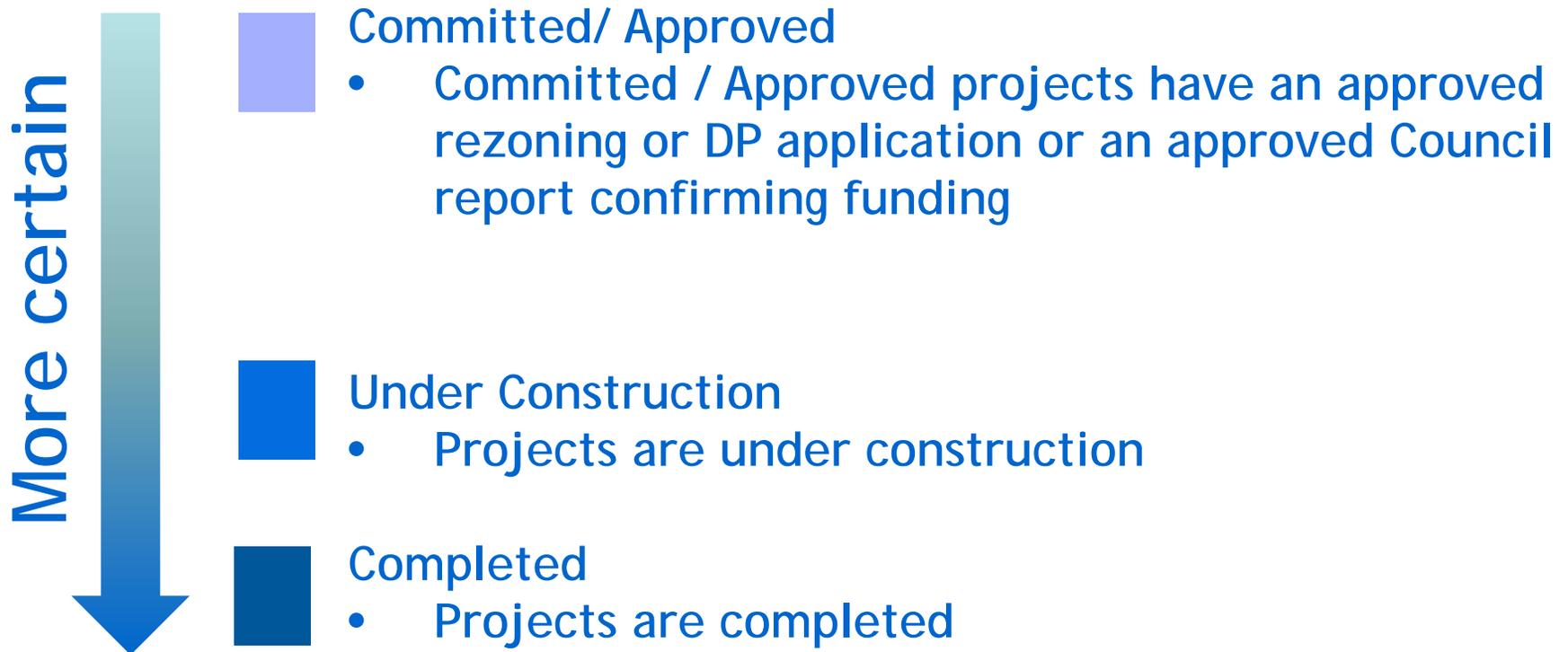
Performance measure	Progress towards 3 year goal
 <p data-bbox="352 662 562 711">Numbers</p>	<p data-bbox="604 667 1493 716">Street homeless down 62% since 2008</p>
 <p data-bbox="352 938 562 987">Locations</p>	<p data-bbox="604 935 1944 984">Winter response shelters located where need is greatest</p>
 <p data-bbox="369 1247 546 1360">Actions Taken</p>	<p data-bbox="604 1203 1982 1365">2012 Homeless count used to leverage Government of BC for more interim housing units and shelter capacity for winter 2012/13</p>

The Housing Development Process: Creating supply

(Indicators 2 - 6)



The Housing Development Process: Creating supply

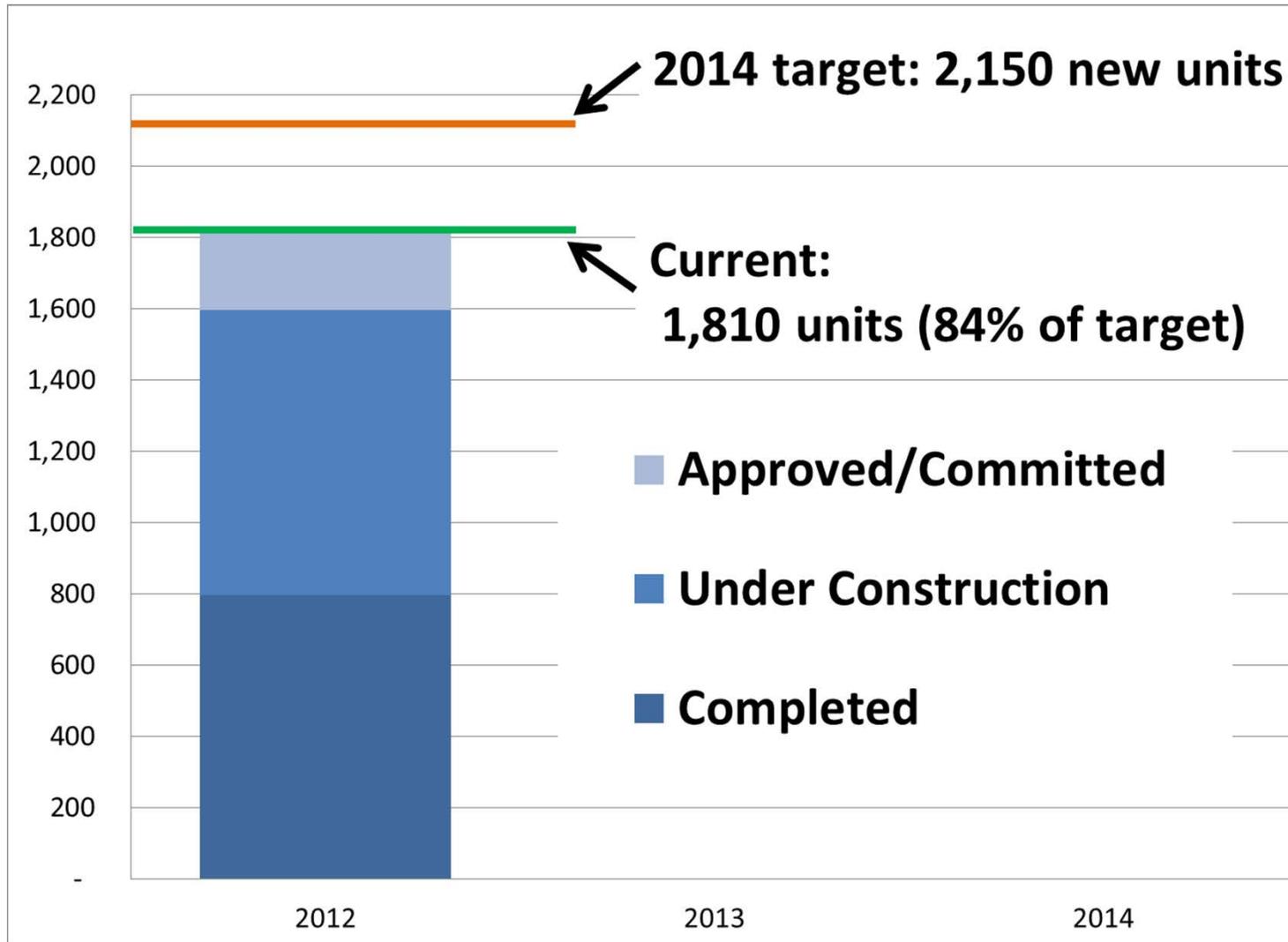


Indicator 2: Supportive Housing Units





Numbers: Supportive Housing Units and Targets





Actions Taken: Example of Taylor Manor

- 56 units of supportive housing for homeless individuals with mental illness
- Partnership with: BC Housing and supportive housing provider (Kettle Friendship Society)
- Anonymous private donor: funding 100% operating costs including funds for support of tenants
- City role:
 - Adaptive reuse of heritage building
 - Zoning approval
 - DCL Waiver
 - Land at no cost
 - Capital cost contribution



Summary: Supportive Housing Units

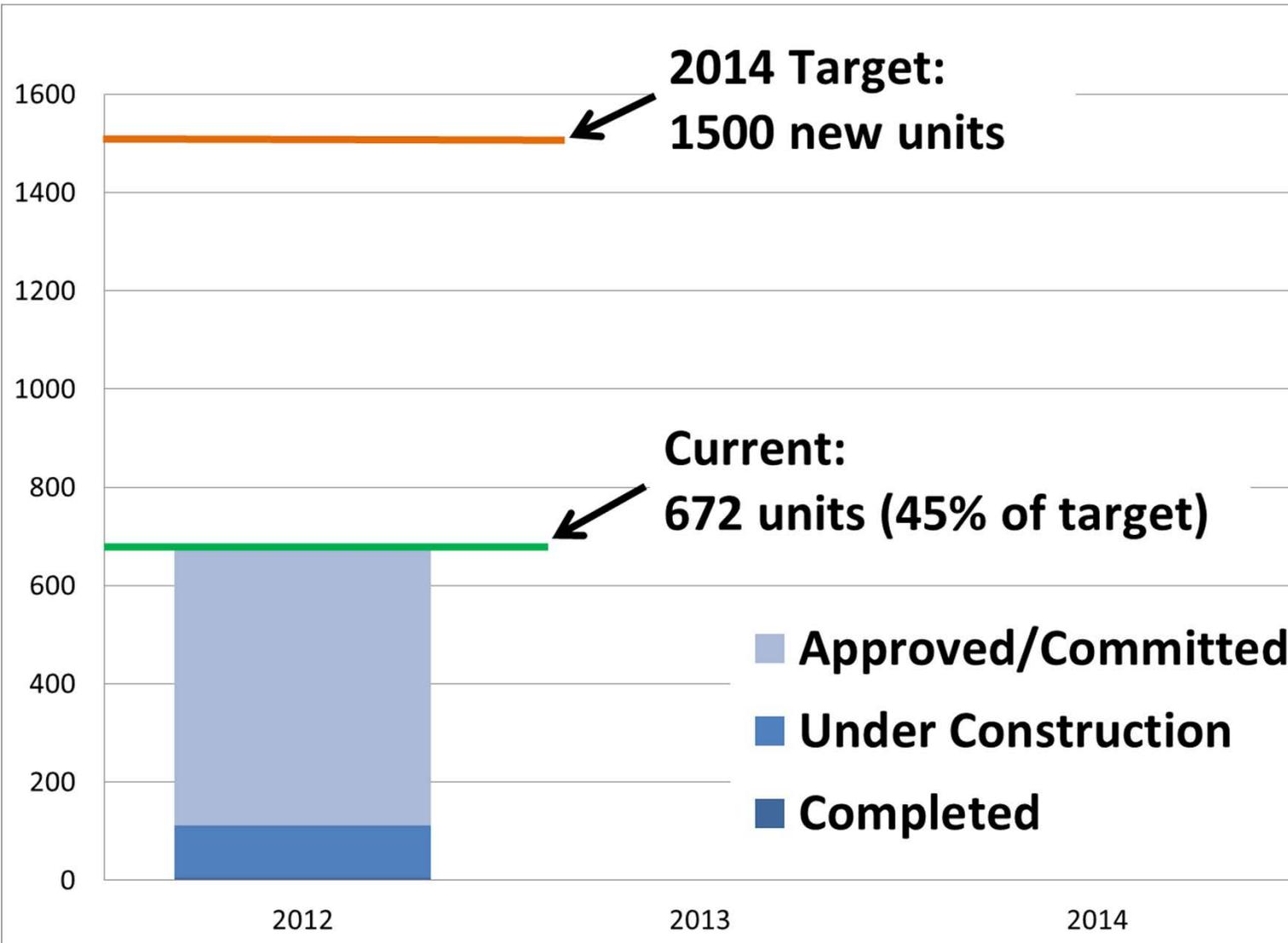
Performance measure	Progress towards 3 year goal
 <p>Numbers</p>	<p>1,810 units in development (84% of 2014 target for new units)</p>
 <p>Locations</p>	<p>Locations are driven by opportunities on city-owned & partner sites</p>
 <p>Actions Taken</p>	<p>Recent Council commitments have leveraged city assets:</p> <ul style="list-style-type: none">• Taylor Manor (56 units)• VPL Strathcona (22 units)

Indicator 3: Social Housing





Numbers: New Social Housing Units





Actions Taken: Leveraging City Land

- 4 city owned sites to be leased at a nominal value to create affordable rental housing
- Potential to create over 350 units
- Evaluation criteria included
 - # of units below market rent
 - Housing tenure and mix
 - Equity contribution by partners





Actions Taken: Example of 955 East Hastings

- Private rezoning
 - City chose affordable housing as CAC
- 282 market condo units, 70 social housing units
- Opportunity to layer on tenant support and rent subsidies from outside partners
- Affordable housing units to be operated by non-profit social housing provider
- City role:
 - zoning approval
 - lease of units to non-profit operator
 - CAC acceptance



Summary: Social Housing

Performance measure	Progress towards 3 year goal
 Numbers	672 units in development (45% of 2014 target for new units)
 Locations	All around the city
 Actions	City Sites RFEOI could add over 350 units Large re-zonings create opportunities for new units <ul style="list-style-type: none">• Arbutus Centre (100 units)• 955 E Hastings (70 units)

Indicator 4: Downtown Singles Non Market Housing





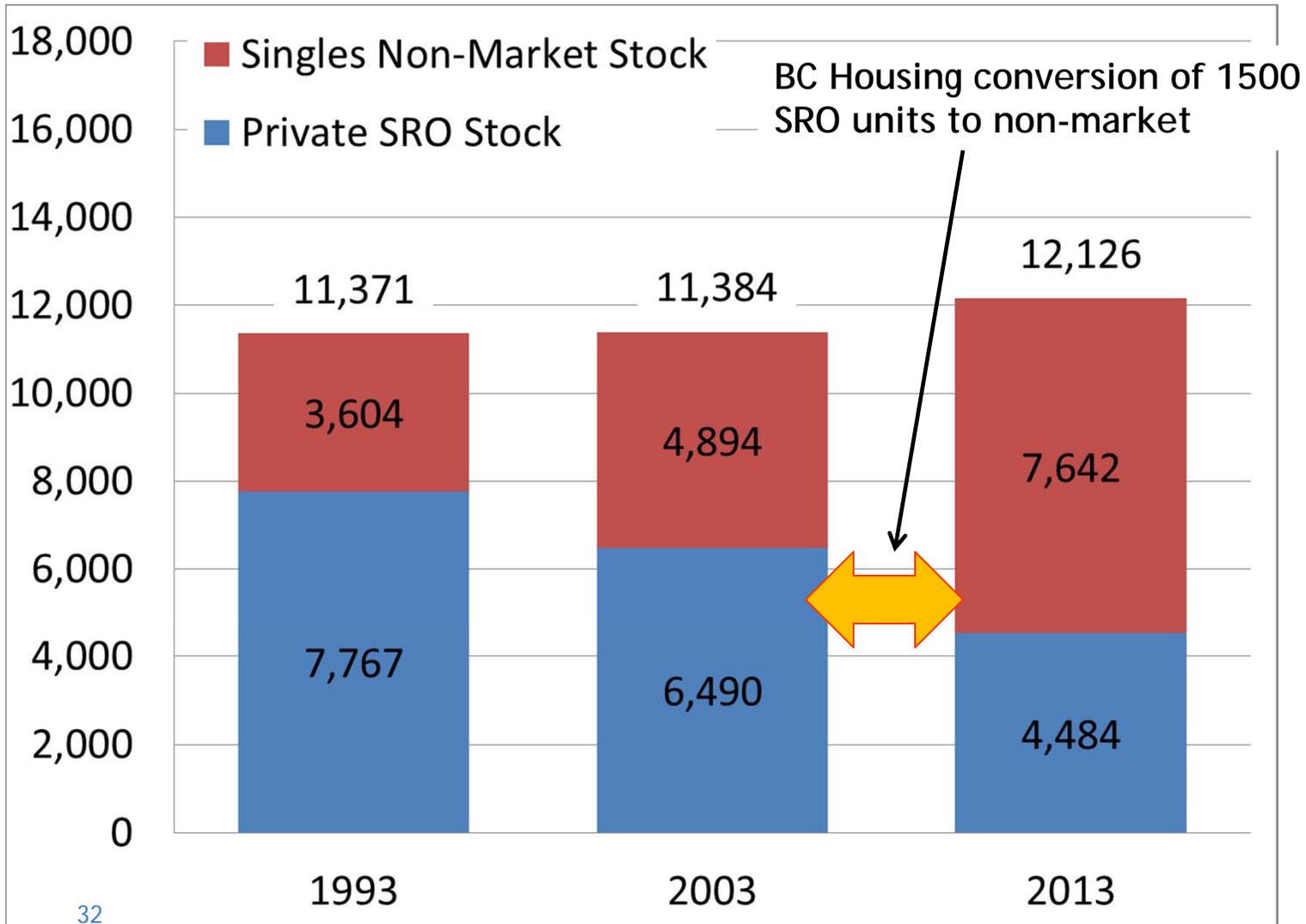
Goals: Downtown Singles Non-Market Housing

- One for one replacement of Single Room Occupancy units with self contained social housing (2005 DTES Housing Plan and 1991 Downtown South housing objectives)
- As the City grows and changes, continue to ensure that housing is available for singles with very low income





Numbers: Total Stock of Low Income Singles Housing in the Downtown Core



Downtown Singles Non-Market Housing Units

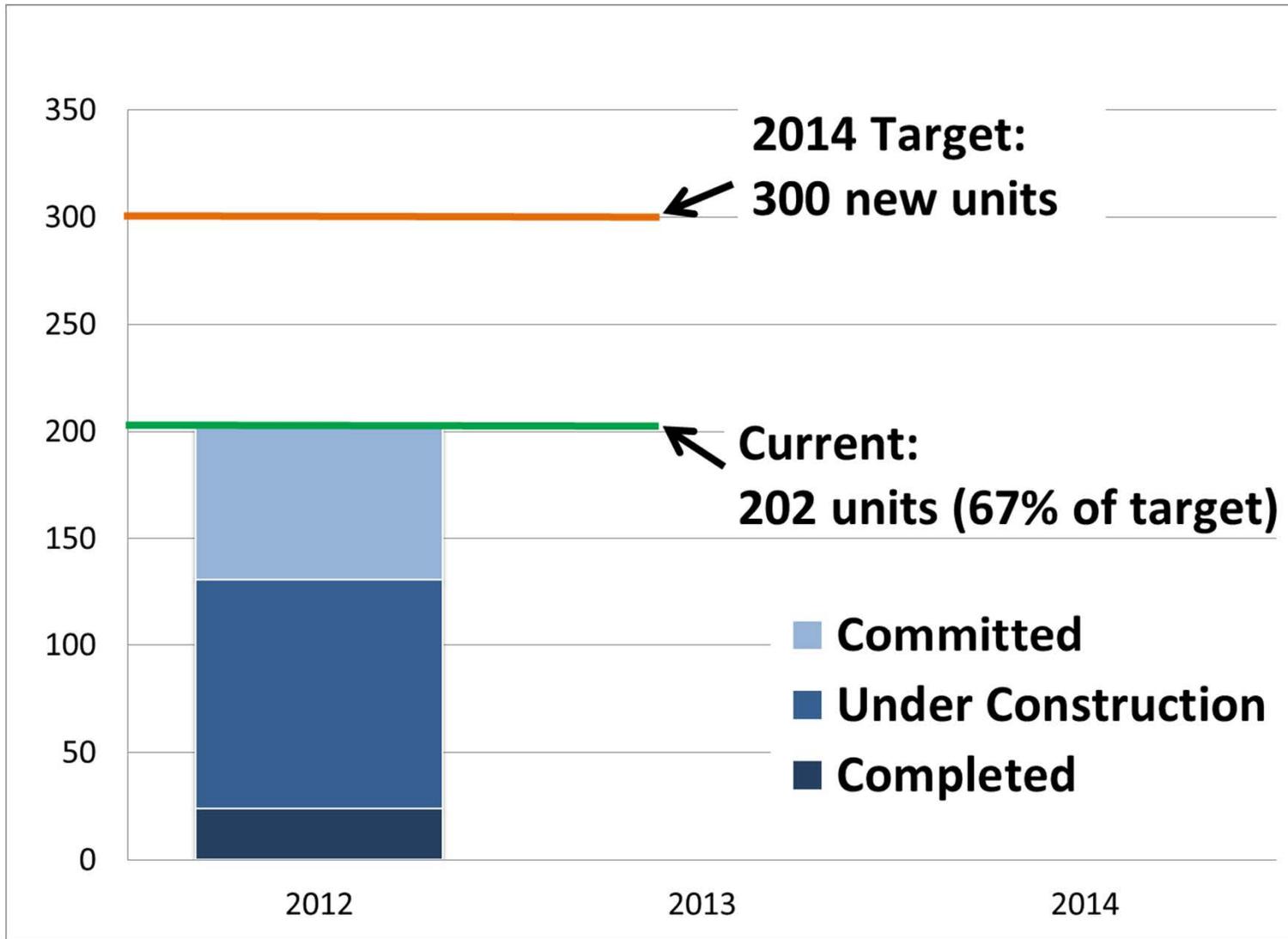
New units counted towards 2014 target are:

- Self-contained (private kitchen & bath)
- Social or Supportive housing units
- In the downtown core (Burrard to Clark)
- 1-bed & studio units





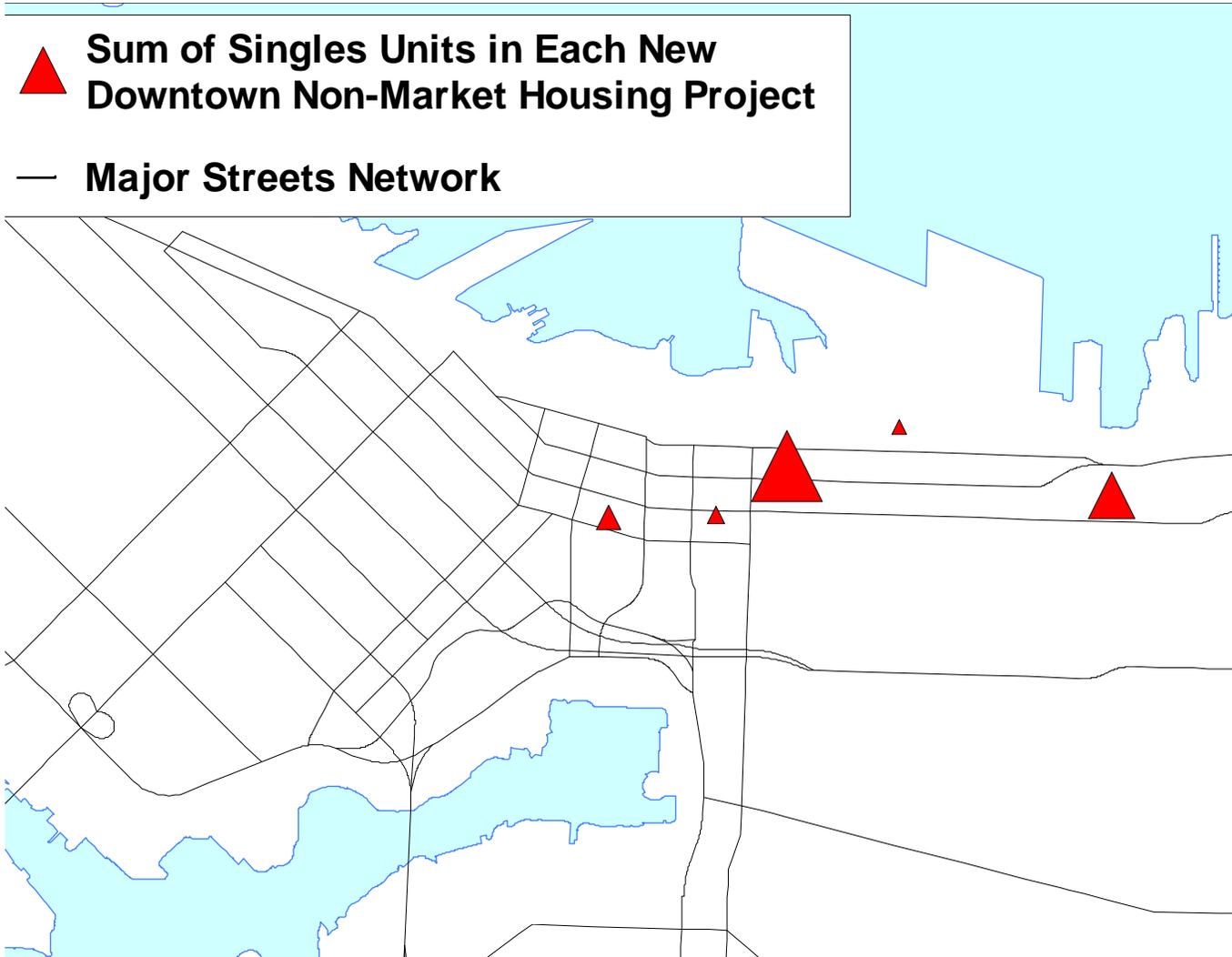
Numbers: Downtown Singles Non-Market Housing





Locations: Downtown Singles Non-Market Housing

- ▲ Sum of Singles Units in Each New Downtown Non-Market Housing Project
- Major Streets Network



Downtown
singles non-
market
housing units
are in the
downtown
core

*Map reflects sum of: committed, under construction and recent completions (2012)



Challenges

- Less than half of new non-market downtown single units renting at welfare rate (\$375/month) due to lack of sufficient subsidy
- 2011 low income survey found that only 24% of private SROs renting at welfare rate \$375/ month (compared to 36% in 2009)
- Estimated 95% of 2100 non-market SRO units renting at welfare rate (to be confirmed in 2013 low-income survey)
- 1300 of BC Housing's SRO units under-going major renovation (P3) rather than replacement - liveability & maintenance improved plus affordability protected

Summary: Downtown Singles Non-Market Housing

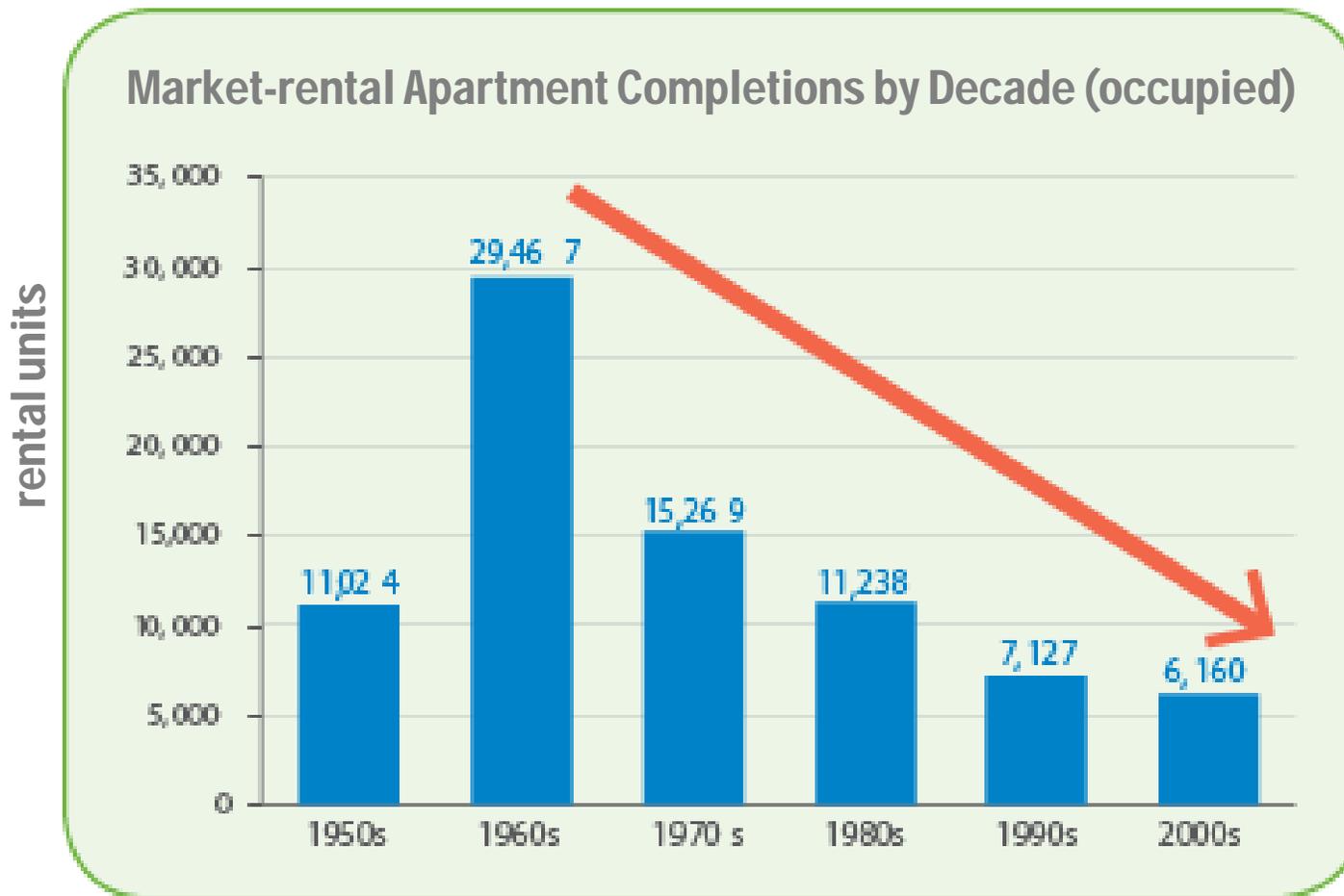
Performance measure	Progress towards 3 year goal
 <p>Numbers</p>	202 units in development (67% of 2014 target for new units)
 <p>Locations</p>	Located in the downtown core
 <p>Actions Taken</p>	Require singles non-market units as part of housing policy downtown

Indicator 5: Secured Market Rental



Market Rental Housing Challenges

Limited new supply of market rental housing in recent decades



Notes:

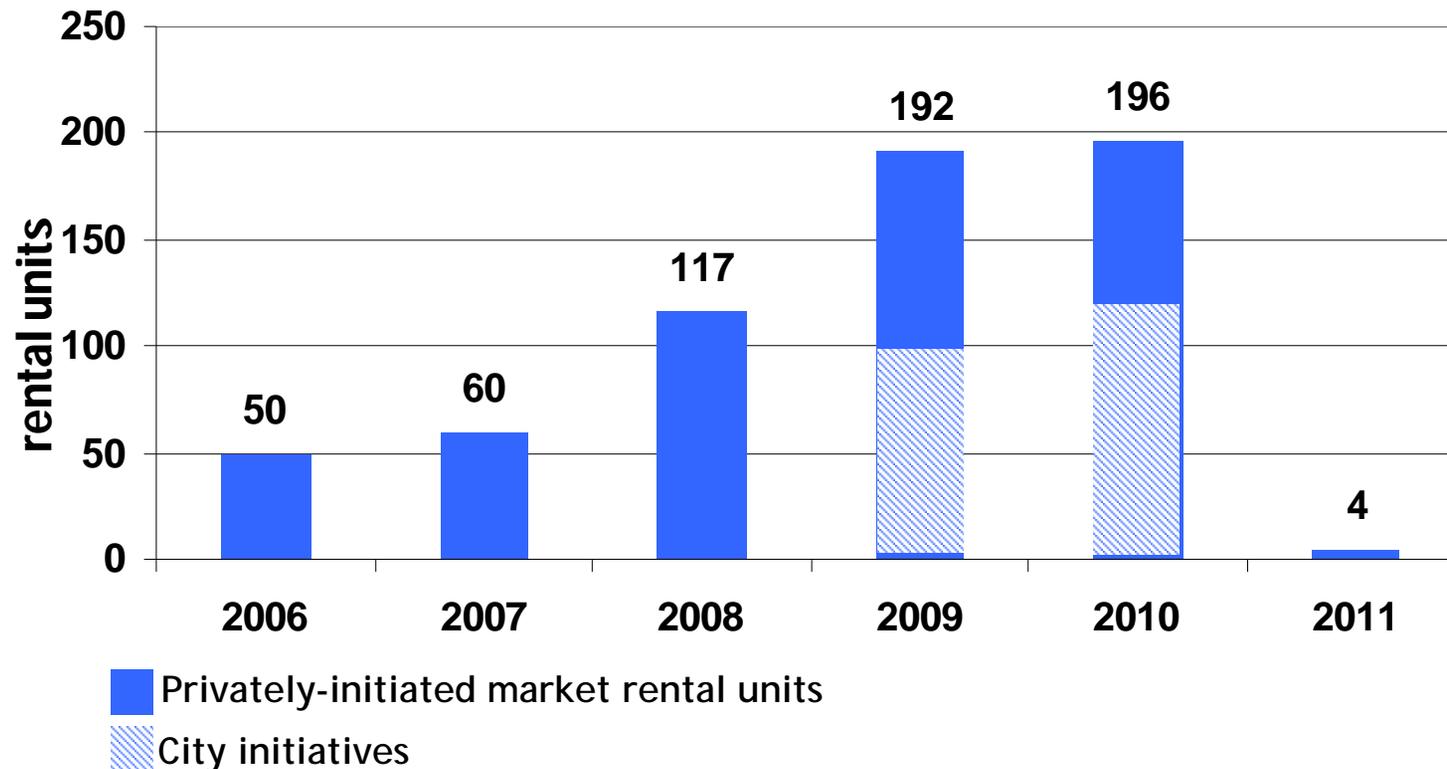
Rental units in the 1980s, 1990s, and 2000s includes both stratified and un-stratified rental units

Source: CMHC

Market Rental Housing Challenges

Very limited new rental units constructed over last five years
(average 150 units/year)

Market-rental Apartment Completions (Occupied) 2006 - 2011



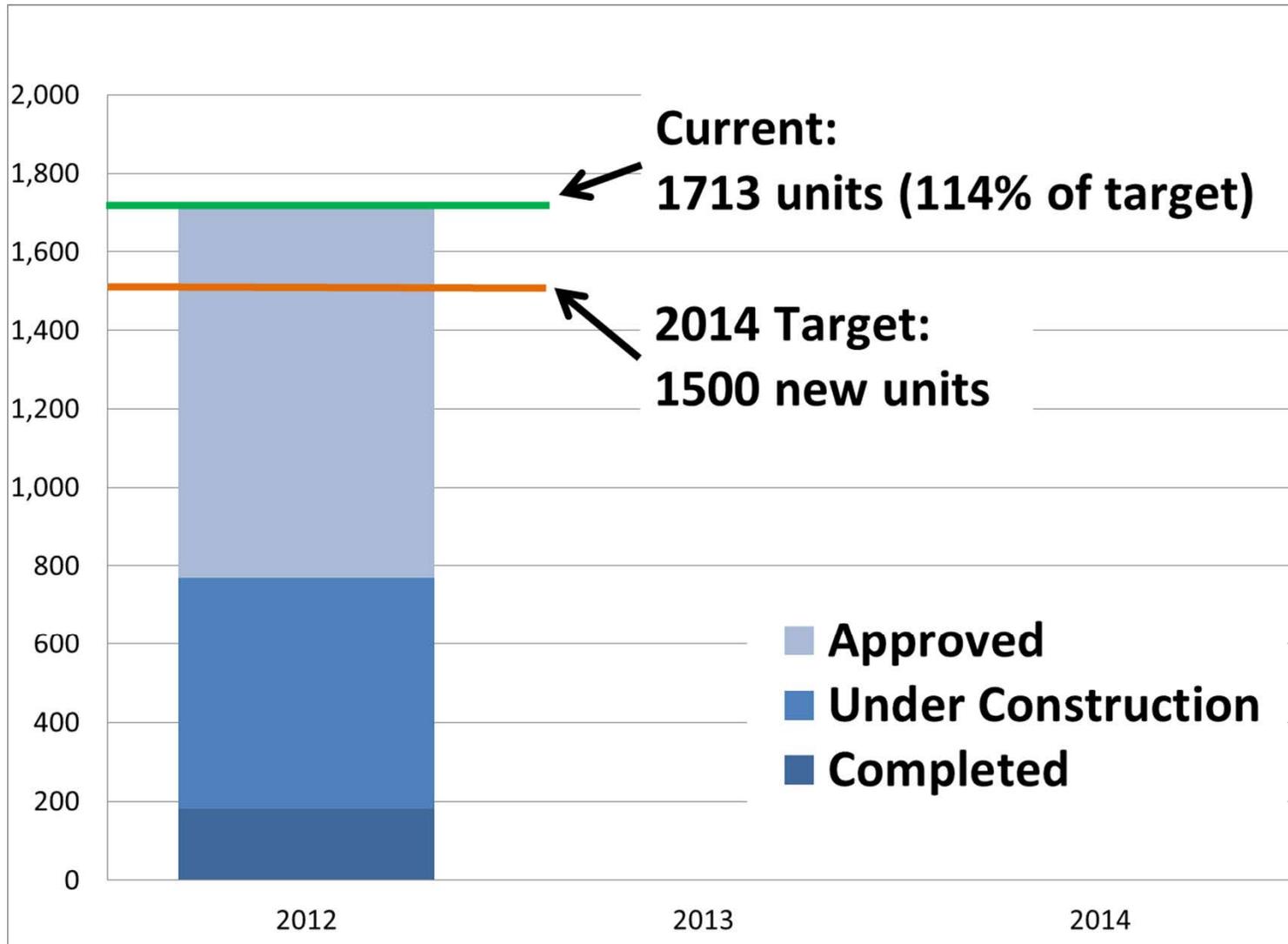
Majority of rental units built in 2009 and 2010 were City initiatives

1 Kingsway:
98 units (City-built)

Olympic Village:
119 units (policy requirement)

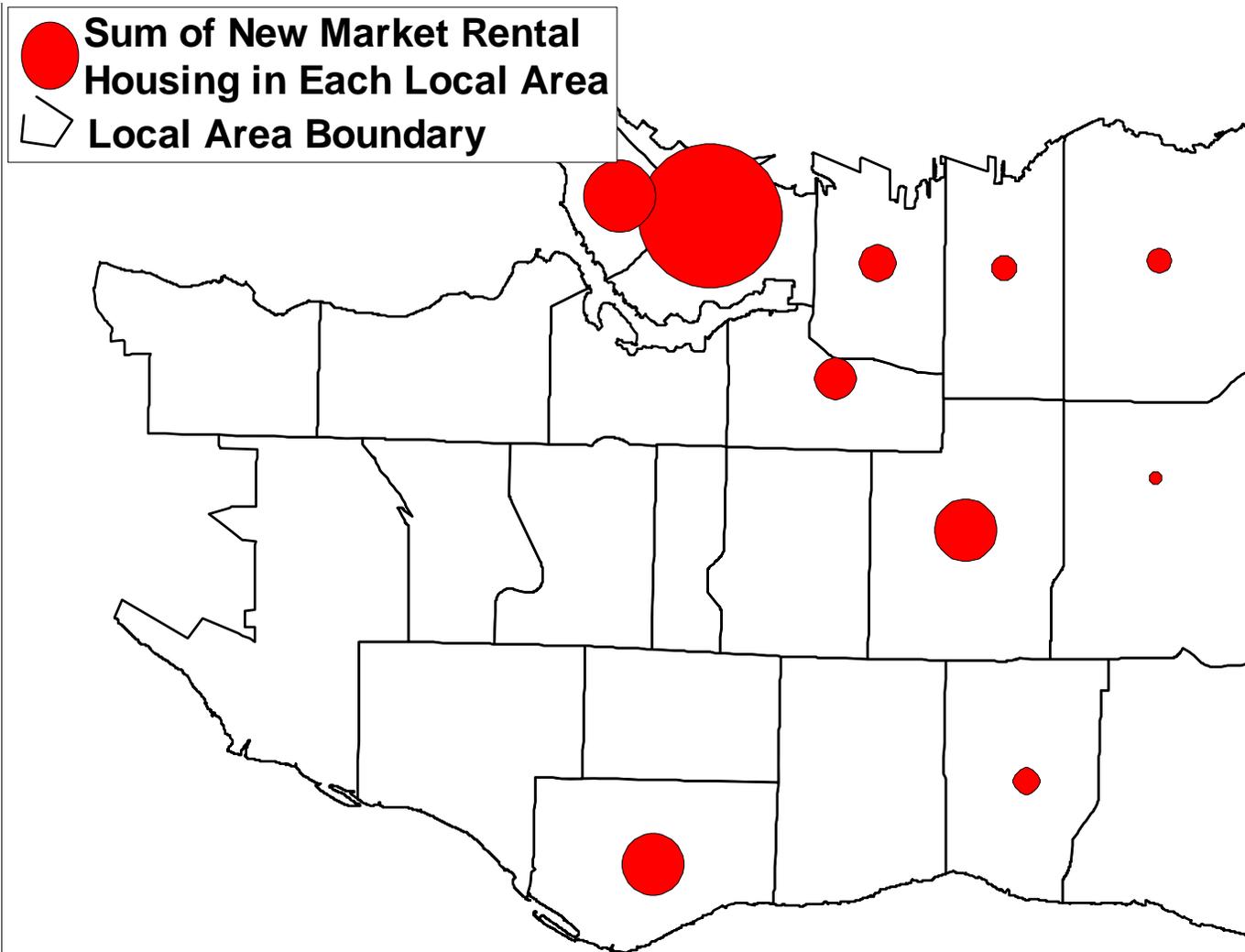


Numbers: New Secured Market Rental





Locations: New Secured Market Rental



New units are located in a variety of city neighbourhoods

*Map reflects sum of: committed, under construction and recent completions (2012)



Actions Taken: Enabling Secured Market Rental

- Short Term Incentives for Rental (STIR) program review
- Secured Market Rental Policy (Rental 100) approved by Council
- Cambie Corridor Plan requires 20% market rental housing in some areas
- Market rental as part of major rezonings (e.g. Rogers Arena)



Summary: Secured Market Rental

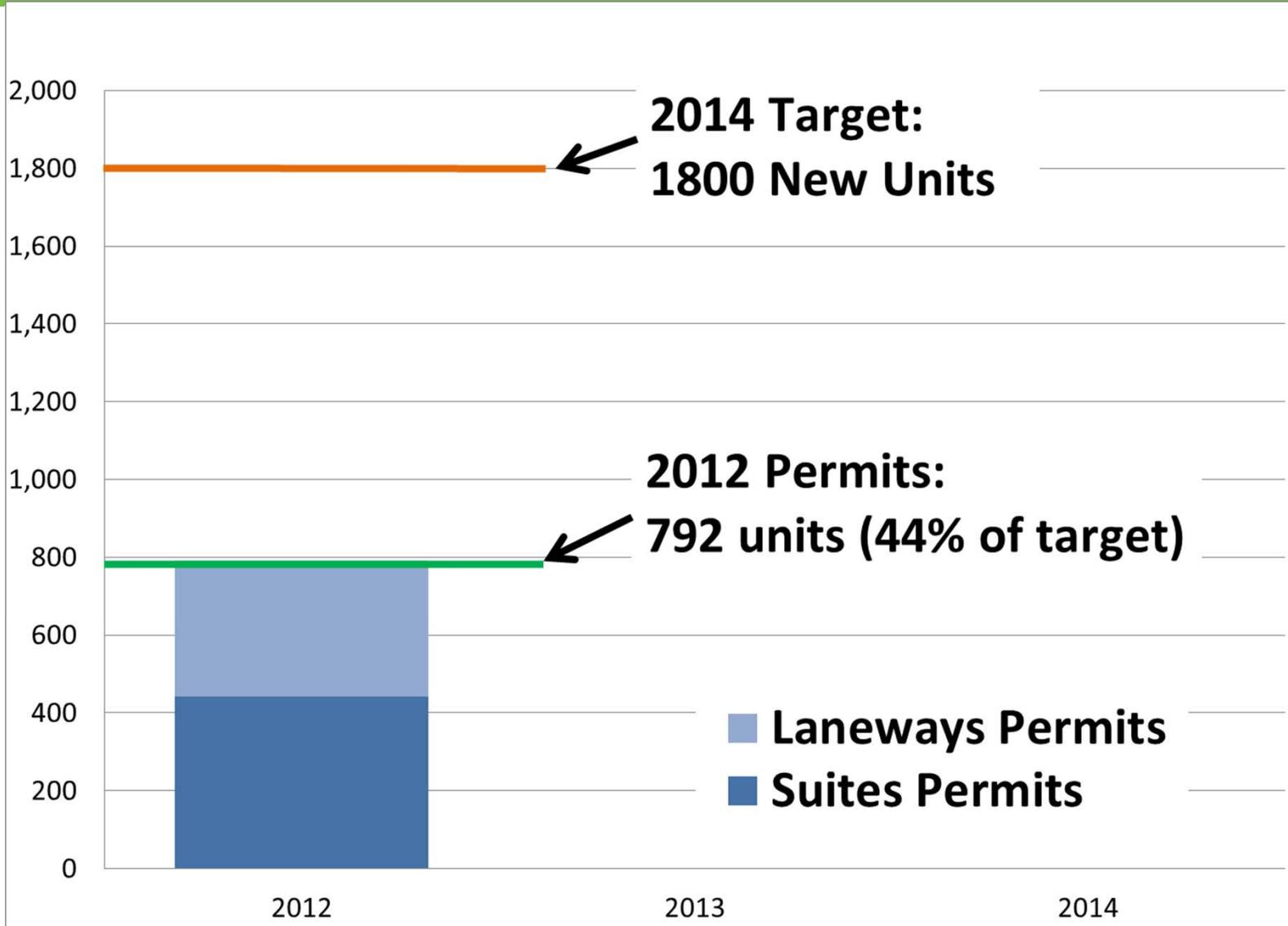
Performance measure	Progress towards 3 year goal
 <p>Numbers</p>	1713 units in development (114% of 2014 target for new units)
 <p>Locations</p>	A variety of neighbourhoods
 <p>Actions Taken</p>	Short Term Incentives for Rental program review Secured Market Rental Policy approved Cambie Corridor Plan requires market rental housing Enabling major re-zonings to add to supply

Indicator 6: Secondary Market Rental - Suites & Laneway Houses





Numbers: Secondary Market Rental - Suites & Laneway Houses

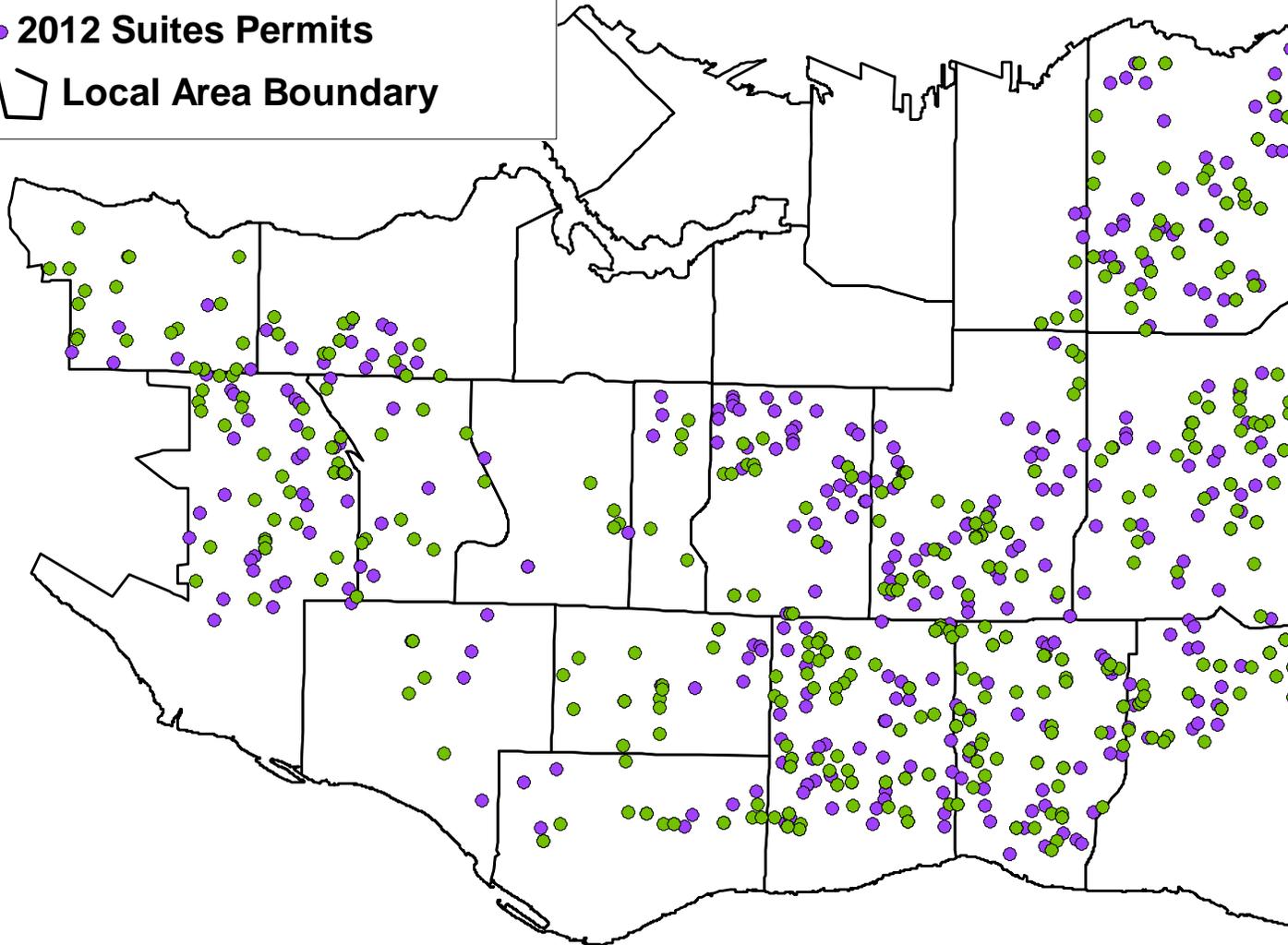




Locations: New Suites & Laneway Houses

2012 permits

- 2012 Laneway House Permits
- 2012 Suites Permits
- Local Area Boundary



2012 permits for suites and laneway houses are found across the city outside the downtown

Summary: Secondary Market Rental - Suites & Laneway Houses

Performance measure	Progress towards 3 year goal
 Numbers	792 units in development (44% of 2014 target for new units)
 Locations	Suites and laneway houses are found across the city (outside the downtown)
 Actions	Streamlined process for laneway house permit approvals (fall 2012)

Summary of Progress 2012 Report Card

ENDING HOMELESSNESS			RENTAL HOUSING			
Street and Sheltered Homeless	Housing Targets	Supportive Housing	Social Housing	Downtown Singles Non-Market Housing*	Secured Market Rental	Suites and Laneway Housing
There were 306 street homeless counted in March 2012	Percentage of 3-year target in development	84%	45%	67%	114%	44%
	Current numbers of units (2012)	1,810	672	202	1,713	792
	2014 target for number of units	2,150	1,500	300	1,500	1,800
Zero street homeless by 2015	2021 target for number of units	2,900	5,000	1,000	5,000	6,000

*These units are also included in social or supportive housing.

Mayor's Task Force on Housing Affordability Recommendations:

- Expand laneway housing to additional single family zones
- Explore feasibility of laneway housing in duplex zones
- Expand the zoning districts and housing forms for secondary suites (e.g. row houses)
- Consult with industry on revisions to BBL to require “suite readiness”
- Use 20 sites interim rezoning policy to test models for affordable homeownership

A home for everyone

